

CITY OF RENO

Planning Commission

July 9, 2014
Staff Report

Agenda #

VII-4

Ward #

4

CASE NO.: LDC14-00041 (Featherlite of Reno, Inc.)

APPLICANT: Featherlite of Reno

APN NUMBER: 003-032- 06, 07, 08 & portions of 05 &10

REQUEST: This is a request for a special use permit to establish a trailer sales and service use on a ± 1.49 acre site.

LOCATION: The site is located on the west side of North Virginia Street, south of its intersection with Bailey Drive and ± 150 feet north of Vista Rafael Parkway (4709 North Virginia Street) in the MU/NVTC (Mixed Use/North Virginia Transit Corridor) zones. The site has a Master Plan land use designation of Special Planning Area/North Virginia Street Transit Corridor.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project and obtain a business license for the use within 18 months from the date of final approval, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void.
3. Prior to issuance of any building permit or business license, as applicable, the applicant shall attach a copy of the final approval letter.
4. The applicant, developer, builder, property or business owner, as applicable, shall continuously maintain a copy of this approval letter on the

project site during the construction and operation of the project/business. The project approval letter shall be posted or readily available upon demand by City staff.

5. Prior to issuance of a building permit or business license to operate the trailer sales and service business, whichever occurs first, the applicant shall have plans approved to install four, 10 foot tall evergreen trees along the south property line adjacent to the apartments to the south; and to extend the existing gray vinyl slats located within the perimeter chain link fence from the southeast corner of the site to the west project boundary. These improvements must be verified by staff as installed, prior to issuance of the business license to operate the trailer sales business.
6. Prior to issuance of a building permit or business license to operate the trailer sales and service business, whichever occurs first, the applicant shall have landscape plans approved and verify to staff the installation of $\pm 2,950$ square feet of formal landscaping (includes vine plantings in east side chain link fence) and $\pm 3,500$ square feet of native vegetation as shown on exhibit A attached to the decision letter for case LDC14-00041. The $\pm 3,500$ square feet of revegetation shall be bonded to ensure it is properly reestablished.
7. Prior to issuance of a building permit or business license to operate the trailer sales and service business, whichever occurs first, the applicant shall have plans approved and shall install a five foot wide paved pedestrian path connecting the site to the bus stop on North Virginia Street at its intersection with Bailey Drive. In addition, four, six foot tall evergreen trees including irrigation shall be installed along the path. These improvements must be verified by staff as installed, prior to issuance of the business license to operate the trailer sales business.
8. Prior to issuance of a building permit or business license to operate the trailer sales and service business, whichever occurs first, the applicant shall have plans approved to pave the $\pm 2,700$ -3,000 square foot access driveway located between Bailey Drive and the paved parking spaces. This improvement must be verified by staff as installed, prior to issuance of the business license to operate the trailer sales business.
9. Prior to issuance of a building permit or business license to operate the trailer sales and service business, whichever occurs first, the applicant shall have plans approved to add supplemental all weather surfacing materials (such as but not limited to gravel) to the trailer display areas and circulation driveways interconnecting these areas. This improvement must be verified by staff as installed, prior to issuance of the business license to operate the trailer sales business.

BACKGROUND: The site is currently developed and most recently contained a landscape contractor business with associated outdoor display and storage. The site contains an existing $\pm 2,453$ square foot building, in which the project operations office and retail parts sales will be located. The site is approximately 10-20 feet above grade of North Virginia Street and has been graded to provide several flat areas that will be used for outdoor trailer sales display and storage. The site contains landscaping, which in several areas requires restoration. The site is entirely enclosed by perimeter chain link fencing. The site also contains a billboard located adjacent to North Virginia Street between the project parking lot and the project office building, which will remain (see attached Exhibits 1 through 4 - photographs demonstrating existing site conditions). A special use permit (SUP) is required to establish trailer sales and service uses in the MU/SVTC zones (RMC 18.08.201(e), Table 18.08-7).

ANALYSIS:

Land Use Compatibility: Land use surrounding the site consists of mixed commercial to the north; the Bonanza Casino and a convenience store with gas pumps to the east across North Virginia Street; apartments to the south; and landscaping, landscape/feed supply store and manufactured homes sales businesses to the west.

The project is proposed to operate between the hours of 9:00 a.m. and 5:30 p.m. Monday-Friday, 9:00 a.m. to 1:00 p.m. on Saturdays and will be closed on Sundays. The proposed hours of operation would be consistent with and more restricted than the operational hours of surrounding non-residential uses, which can operate 6:00 a.m. to 11:00 p.m. by right. In fact, this use could operate 24 hours a day by right as the property fronts on North Virginia Street. The business entrance and customer parking are located on the north side of the site which is ± 420 feet from the apartments to the south. Two outdoor trailer storage and trailer display areas are proposed adjacent to the apartments to the south (Exhibit A - site plan). Buffering proposed between the trailer display/storage areas and the apartments to the south consists of: a six foot tall chain link fence with vinyl slats and four evergreen trees located along the common property line. The four evergreen trees should be planted ± 20 feet on center and required to be 10 feet tall at time of planting. The added trees and slats will supplement the existing screening fencing and landscaping located near the southeast corner of the site. The vinyl slats added to the perimeter chain link fence should be required to be consistent in color with the existing slats in the fence to the east (gray) (Condition No. 5). This orientation and buffering in conjunction with an eight to 16 foot grade difference (site is above the apartments), the proposed operational days and hours and the limited activity associated with the adjacent storage/display areas should minimize potentially objectionable operational characteristics, such as lighting, noise and visual privacy issues on the apartments to the south. In addition, there are no buildings (existing or proposed) in this area so there will be no windows associated with this project to adversely affect the privacy of the residents of the apartments to the south. Given the

above, the use at this location is appropriate and compatible with surrounding uses **(SUP findings a, e, f & h)**.

Urban/Environmental Design: The site contains an existing one story building which will house the project office and retail parts sales. Since the building already exists and no changes or additions are proposed, no horizontal or vertical articulation improvements per the MU zone are required. The MU/NVTC zone is classified as a secondary TOD corridor which have no minimum FAR (Floor Area Ratio) requirement.

Signs proposed consist of refacing the two existing freestanding project identification signs. These signs are located: 1) facing east toward North Virginia Street; and 2) at the project entrance, facing north on Bailey Drive; and contain a total area of ± 60 square feet. The MU/SVTC zone allows one freestanding sign per street frontage with a maximum combined freestanding sign area of 375 square feet. Both freestanding signs (four and six feet tall respectively) are well below the maximum height allowed (35 feet) in the MU zone. Neither sign is proposed to be illuminated. In the future, the applicant would be allowed to install wall signs on the building which are limited by code to a maximum of 120 square feet and five foot tall letters. A sign permit is required for installation of the project signs. Compliance with MU code standards regarding the number, size, height and type of signs would be verified during staff review of the sign permit(s) **(SUP finding g)**.

The site contains $\pm 8,938$ square feet of formal landscaping and $\pm 7,782$ square feet of native vegetation ($\pm 25\%$), which exceeds the code requirement (20% or 12,981 square feet). However, there are several areas on the site where the formal landscaping and native vegetation need to be restored. Exhibit A indicates that $\pm 2,950$ square feet of formal and 3,500 square feet of native landscaping require restoration. The applicant should be required to restore these areas, prior to issuance of a business license to operate the trail sales use (Condition No. 6). In addition, a portion of the east side chain link fencing contains vines to screen the site from North Virginia Street. The vine plantings are proposed to be extended to the south to screen the upper portion of the site from North Virginia Street as shown on Exhibit A (Condition No. 6). Screening for the lower portion of the site adjacent to North Virginia Street is currently provided by an existing chain link fence with vinyl slats and perimeter landscaping as discussed above.

Pedestrian amenities are required by code to equal 1% of the total project cost excluding land and financing. Pedestrian amenities proposed consist of installation of a five foot wide paved pedestrian path connecting the site to the bus stop on North Virginia Street at its intersection with Bailey Drive. In addition, four, six foot tall evergreen trees will be installed along the path. These improvements must be verified as installed prior to issuance of the business license to operate the trailer sales business (Condition No. 7).

Parking proposed (5 spaces - includes one accessible space) meets the code requirement for the use. Although these parking spaces are surfaced with pavers, the

access driveway area ($\pm 2,700 - 3,000$ square feet) located between Bailey Drive and the parking area is not paved as required by code (Condition No. 8). The applicant proposes to utilize the existing gravel surface for the trailer display areas and access driveways interconnecting these areas, which is an acceptable all weather surface consistent with code. However, the gravel surface in portions of these areas requires the addition of supplemental gravel to meet the all weather surfacing standard. The all weather surface of the trailer display areas must be continuously maintained to control dust and to prevent wind and water erosion (Condition No. 9).

Public Safety: Comments received from City Fire staff indicate that all future development on the site will be required to comply with the 2012 edition of the International Fire Code as amended and adopted by the City of Reno. Such compliance includes, but is not limited to, fire department access, fire sprinkler systems, fire alarm systems and fire hydrant placement (**SUP finding c**).

Police staff comments indicated a concern that adequate lighting for security be provided. No other issues were identified. According to the application the site does contain some lighting for security; and is entirely enclosed by a six foot tall chain link fence. In addition, there is an existing onsite caretaker to monitor this and other businesses located along Bailey Drive. Any additional lighting added to the site is required by code to be fully shielded, utilize sharp cut off fixtures and contain light spill on the site (**SUP finding c**).

Public Improvements: The site is located adjacent to North Virginia Street but gains its access from Bailey Drive. Bailey Drive is a private roadway easement and North Virginia Street is an NDOT facility. The site is located above an existing cut slope for North Virginia Street; therefore, the installation of curb/gutter/sidewalk and landscaping adjacent to North Virginia Street is not feasible in this case.

The request proposes to utilize the existing on-site building. As proposed there will be no change in impact to existing sanitary sewer facilities. Although the application indicates that the City of Reno provides sanitary sewer service to the site, Washoe County Assessors Data indicates the site is served by an on-site septic system. Any future expansion or septic system failure will require the connection to public sewer based on Washoe County Health policies.

Traffic and Access: This project will generate ± 100 daily trips with 12 P.M. peak hour trips. The traffic generated is similar to the previous use of the site and should have a minimal impact on area traffic. Based on the trips anticipated to be generated, no additional traffic studies or improvements are necessary or required. Vehicular access can be accommodated by existing improvements with the addition of paving the driveway from Bailey Drive to the parking lot. Safe and adequate pedestrian access will be provided by the addition of a five foot wide paved path between the bus stop on North Virginia Street and the project entrance as discussed above as part of the pedestrian amenities (**SUP finding d**).

Master Plan: The project is consistent the Special Planning Area/North Virginia Street Transit Corridor Master Plan land use designation on the site. As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives: P-1 site access safe convenient and logical with minimal impacts onto adjoining roads; CD-2 locate new commercial development in existing centers; CD-6 hours of operation and general activity level should be sensitive to surrounding land uses particularly residential; and SD-3 signs should be designed as an element of the building advertised **(SUP finding b)**.

North Virginia Street Transit Oriented Development Corridor Plan (NVTCTOD): This project is located in the NVTCTOD and is consistent with the following applicable Policies:

Policy 1 - Identity

- B. The natural characteristics of the area should be respected and new development should demonstrate an effort to retain natural features and land contours.

Policy 2 - Infrastructure

- C. Transit should be available and promoted with significant transit amenities, including park-and-ride, benches, passenger waiting shelters, bus turn-outs, trash containers, and safe pedestrian facilities.

Policy 4 - Intensity/density

- B. Infill and redevelopment should be encouraged for underutilized and vacant parcels.

Policy 5 - Pedestrian Connections

- C. Safe, visually attractive, and well-defined pedestrian walkways from parking areas, park-and-ride areas, and transit stops to building entrances should be provided **(SUP finding b)**.

General Code Compliance: As proposed and with recommended conditions this project is consistent with applicable code.

Other Reviewing Bodies:

Washoe County District Health Department: As applicable, the applicant will be required to comply with Health Department regulations related to installation of water quality inserts in any new private on site catch basins.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Commercial	Special Planning Area/North Virginia Street Transit Corridor	MU/NVTC
SOUTH	Apartments	Special Planning Area/North Virginia Street Transit Corridor	MU/NVTC
EAST	Casino, Convenience Store w/ Gas Pumps	Special Planning Area/North Virginia Street Transit Corridor	MU/NVTC
WEST	Commercial	Special Planning Area/North Virginia Street Transit Corridor	MU/NVTC

LEGAL REQUIREMENTS:

RMC 18.06.405(e)(1) Special Use Permit

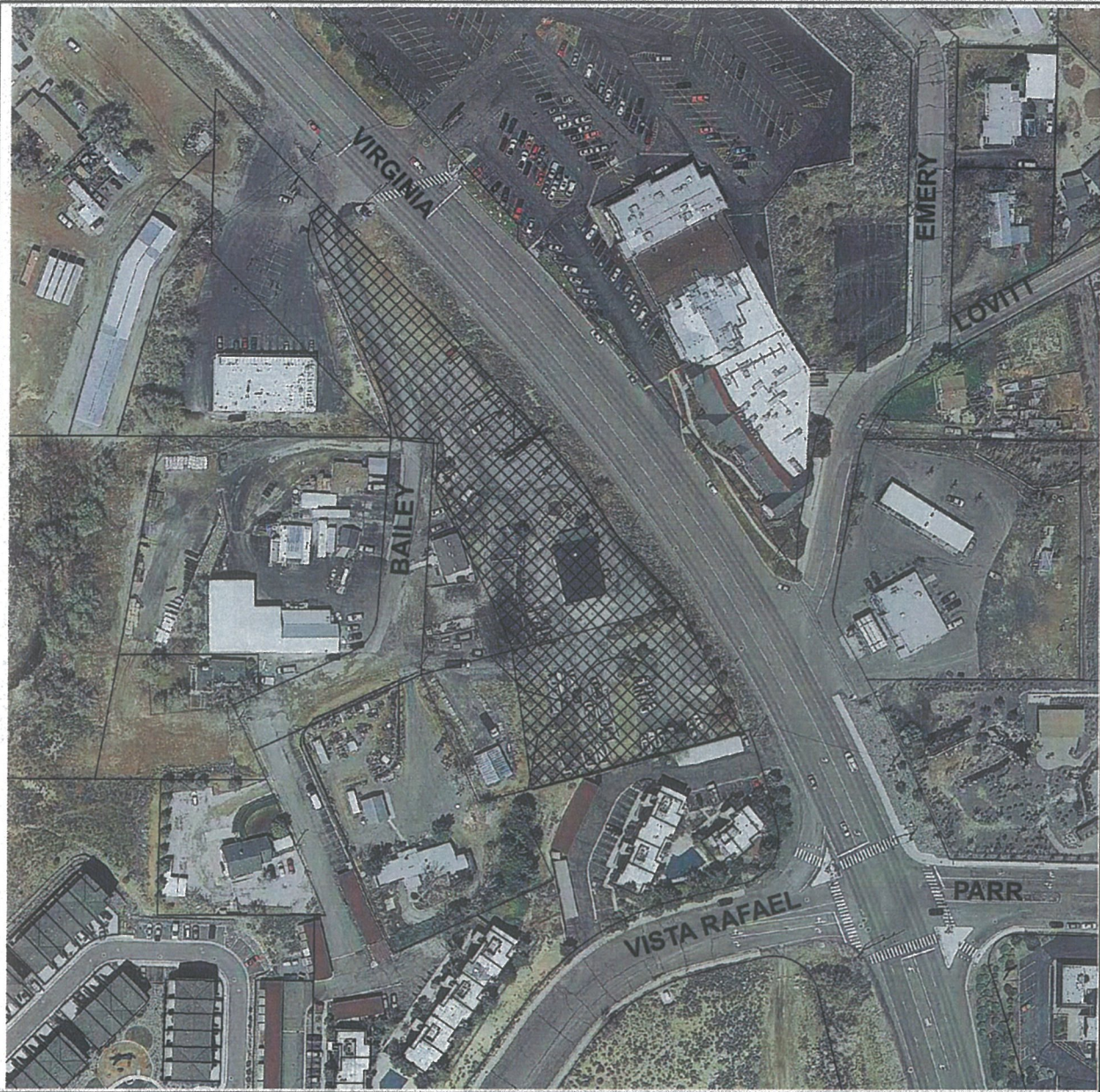
FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Vern Kloos, AICP, Senior Planner



LDC14-00041 (Featherlite of Reno)

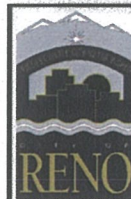
 Subject Site

 City Limits



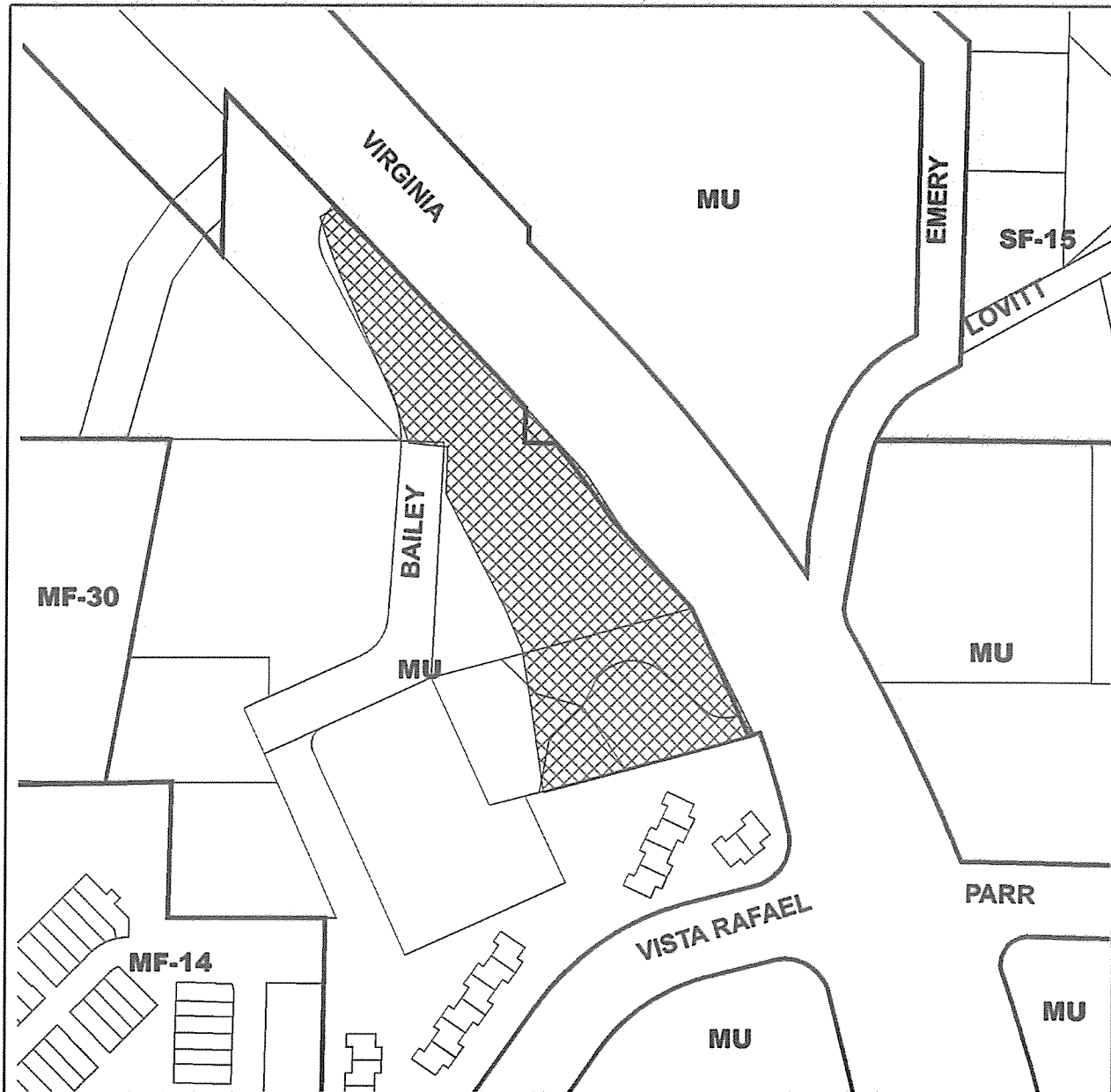
0 20 40 80 120 160
Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
Map Produced: June, 2014



Community Development
Department

1 East First Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com



LDC14-00041 **(Featherlite of Reno)**



Subject Site



City Limits



0 20 40 80 120 160
 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department.
 Map Produced: June, 2014



**Community Development
 Department**

1 East First Street Phone: 334-2083
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.cityofreno.com

DATE	REVISIONS

DATE	BY	CHKD BY	APP'D BY



USED PROJECT FOR:
ERLITE TRAILERS
A.P.N. 003-032-05 THROUGH 10
V.P.N. 031-11A, 11B, 11C, 11D, 11E, 11F, 11G, 11H, 11I, 11J, 11K, 11L, 11M, 11N, 11O, 11P, 11Q, 11R, 11S, 11T, 11U, 11V, 11W, 11X, 11Y, 11Z

LDC14-00041 (Featherlite of Reno, Inc.)

EXHIBIT "A"

NOTES:



LANDSCAPE AREA
8,938 SQ.FT.



NATURAL VEGETATION SLOPE AREA
7,782 SQ.FT.



EXISTING LANDSCAPING TO BE REHABILITATED
2,950 SQ.FT.



EXISTING NATURAL VEGETATION TO BE RE-HYDRO SEEDED
3,500 SQ.FT.



NEW PAVING AREA
2,700 SQ.FT.

LEASED AREA BOUNDARY

NEW 5' PEDESTRIAN PATH

LANDSCAPE SUMMARY (BASED ON LEASED AREA OF 1.49 ACRES)

LANDSCAPING REQUIRED (20%) : 12,981 SQ.FT.

LANDSCAPING PROVIDED : 16,720 SQ.FT.

8,938 SQ.FT. DEVELOPED

7,782 SQ.FT. NATURAL

TREE/SHRUB INVENTORY:

EVERGREEN @ 8' MIN. = 2, @ 20' MIN. = 5

DECIDUOUS @ 8' MIN. = 24, @ 10' MIN. = 9

SHRUBS = 22

TO BE ADDED: 8 @ 6' MIN.

TOTAL TREES = 48

PARKING SUMMARY:

REQUIRED OFFICE PARKING = 5 SPACES (1 SPACE PER 550 SQ.FT.)

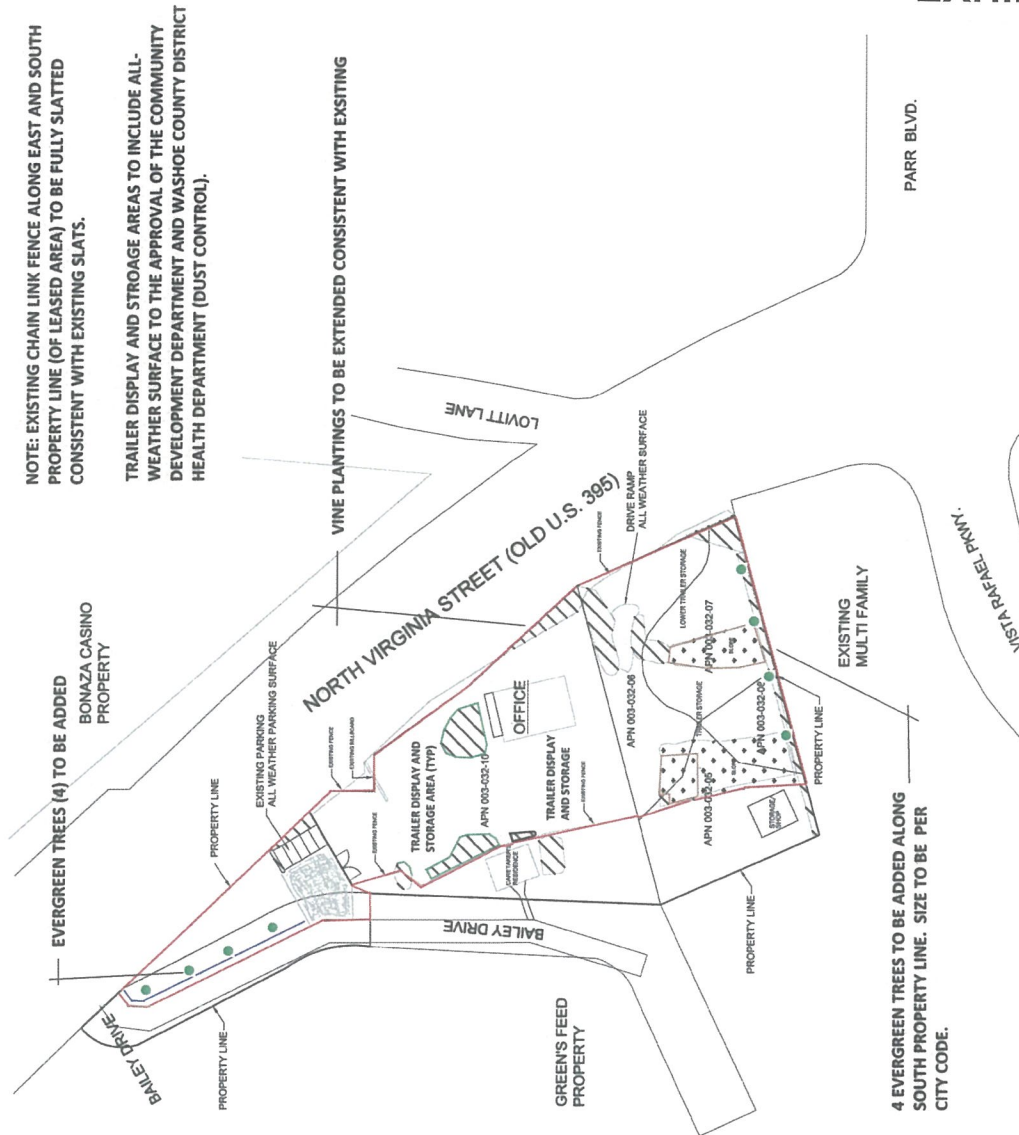
PROVIDED OFFICE PARKING = 5 SPACES

YARD AREA PARKING = 59 SPACES REQUIRED

PROVIDED YARD AREA PARKING = 100 SPACES

(ASSUMES YARD/STORAGE AREA MIN. OF 410 SQ.FT.

PER TRAILER/VEHICLE)



FEATHERLITE SITE PLAN

SCALE: 1" = 20' (VERTICAL 1" = 20')

DATE: 03/11/2014

BY: [Signature]

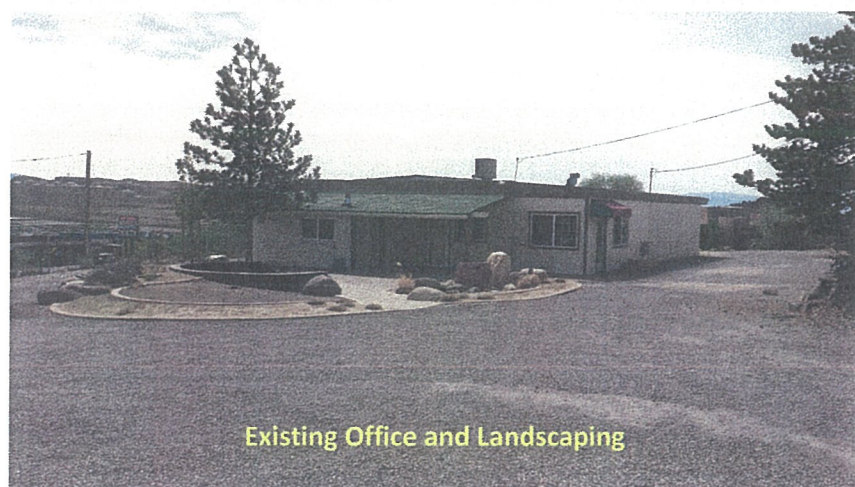
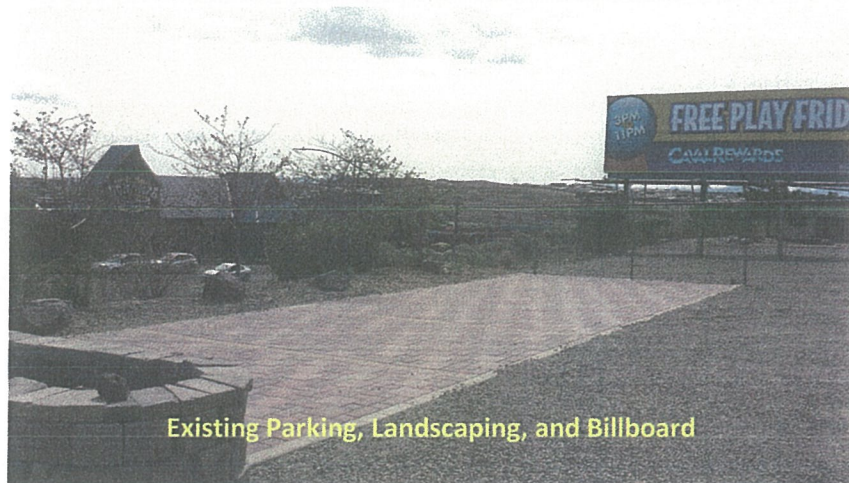


Figure 2 – Existing Conditions

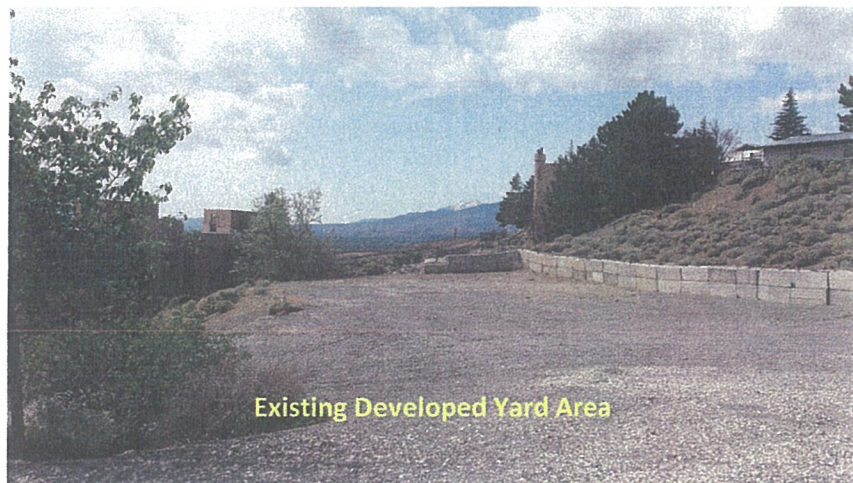
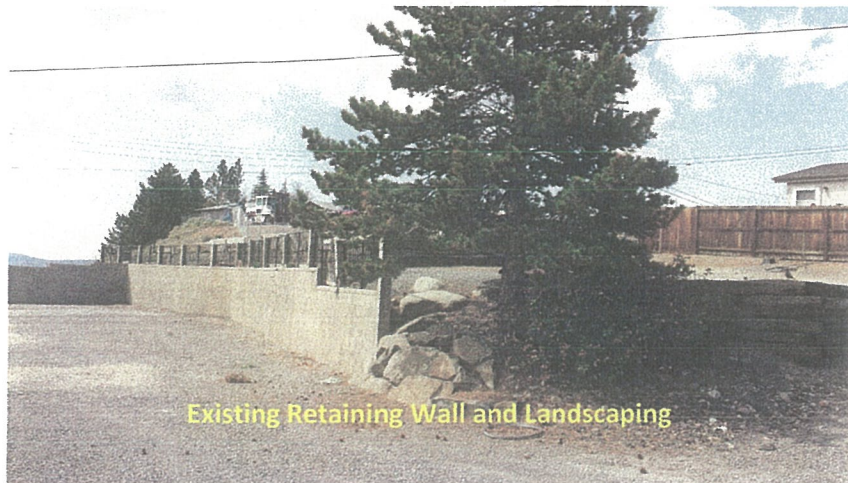


Figure 3 – Existing Conditions

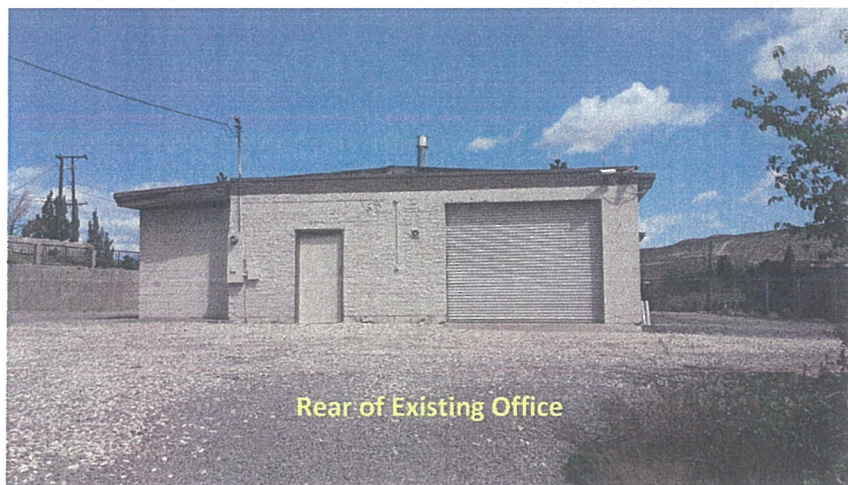
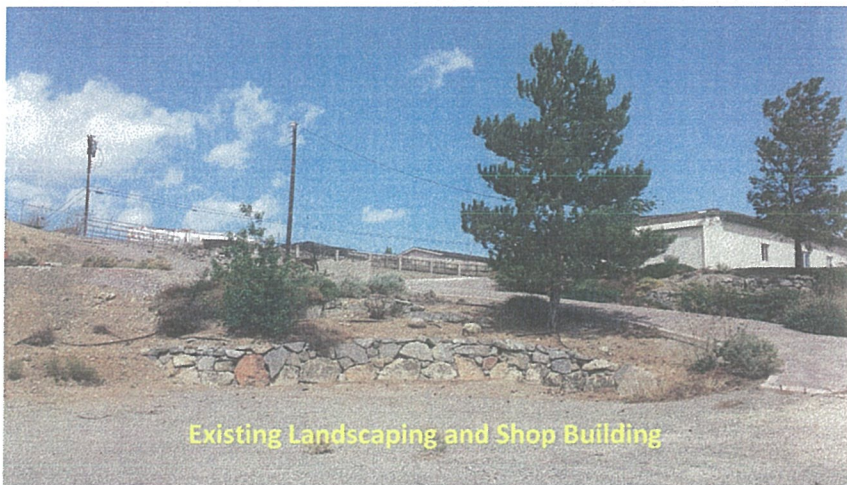


Figure 4 – Existing Conditions



Safe. Secure. Smart.

Exhibit 4

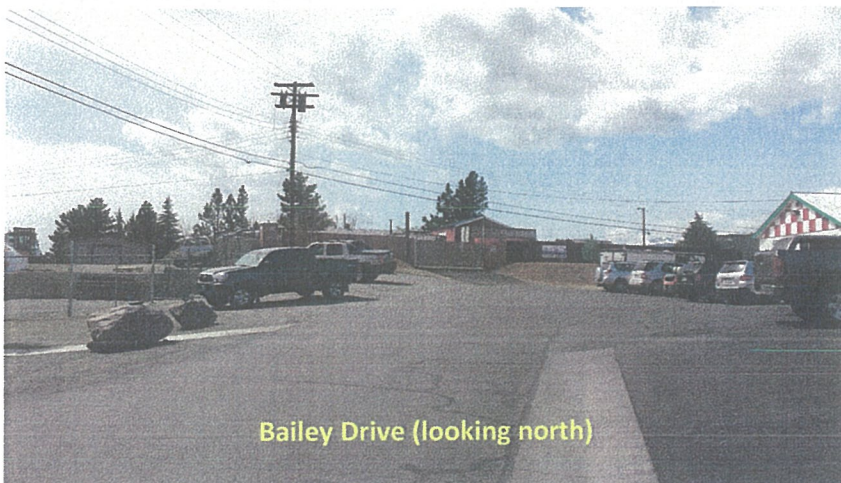


Figure 5 – Existing Conditions